

**MINUTES OF THE
EAST COVENTRY TOWNSHIP PLANNING COMMISSION
MEETING HELD ON MARCH 20, 2019
(Approved April 17, 2019)**

The Planning Commission held their monthly meeting on Wednesday, March 20, 2019. Present for the meeting were Walter Woessner, Kathryn Alexis, Lance Parson, Larry Tietjen and Paul Lacon. Also present was Marjorie Brown, Township Solicitor and Rick Tralies, Township Planner.

Mr. Woessner called the meeting to order at 7:03 p.m. and the pledge was recited.

Mr. Woessner asked if everyone liked the agenda. Mr. Woessner made a motion to accept using the agenda. Mr. Parson seconded the motion. The motion carried with a 5-0-0 vote.

MINUTES

Mrs. Alexis made a motion to approve the draft minutes for the January 16, 2019 monthly meeting. Mr. Woessner seconded the motion. The motion carried with a 4-0-1 vote with Mr. Parson abstaining since he was not present at that meeting.

CITIZEN COMMENTS

There were no citizen comments.

SUBDIVISION AND LAND DEVELOPMENT

401 Ebelhare Road (Brand) Subdivision

Upon review of the Sewage Facilities Planning Module for 401 Ebelhare Road Subdivision, Mrs. Alexis made a motion to accept the Sewage Facilities Planning Module, Component 4A as presented. Mr. Lacon seconded the motion. The motion carried with a 5-0-0 vote.

ADDITIONAL ITEMS BROUGHT BEFORE THE COMMISSION

Open Space Plan Implementation

Ms. Brown reviewed the draft Ordinance (for discussion purposes), "Amendments to Zoning and Subdivision and Land Development Ordinances to Implement Open Space Plan". A lengthy discussion ensued regarding the information in the draft Ordinance, including homeowner's associations and developments and whether or not an Open Space Management Plan should be required for all homeowner's associations. If there are common facilities then there should be a homeowner's association to manage it. Ms. Brown is to make changes to the draft Ordinance and will bring the corrected version to the next meeting for further discussion.

Mr. Tralies reviewed the Sample Open Space Management Plan documents he prepared. There are two Open Space Management Plan documents, one is a sample Open Space Management Plan where you can fill in the blanks and the other is a list of what should be included in an Open Space Management Plan. A discussion ensued regarding the contents of these documents and what changes or additions should be made. Mr. Tralies will make changes requested to documents and have corrected versions for the next meeting to discuss.

Examination of Possible Rezoning of Certain Parcels along Old Schuylkill Road and New Schuylkill Road

Ms. Brown reviewed the proposed draft Ordinance, "District Zoning Map Amendment" regarding rezoning six parcels along Old Schuylkill and New Schuylkill Roads. Ms. Brown stated the question is: should these parcels be rezoned and if so, to what? A discussion ensued regarding the six parcels to possibly be rezoned. If they are rezoned, the current uses of those parcels will be permitted in the new zoning district which will be included in the Ordinance. The Planning Commission members all

agreed these parcels should be rezoned as C-Commercial. Owners of these parcels would be notified prior to the hearing on the proposed commencement of rezoning. Ms. Brown will make appropriate revisions to the draft Ordinance and will bring to the next meeting for further review.

Ms. Brown also stated that a while back Mr. Woessner mentioned that regarding the Planning Commission description in the Township Code, it did not say that you had to be a resident of the Township to be on the Commission. Ms. Brown stated the section about the Planning Commission in the Municipalities Planning Code requires that the Planning Commission Members must be residents of the Township of the commission in which they serve. So, it is addressed under State Law.

Northern Federation Update

Mrs. Alexis stated the last Northern Federation meeting was held on March 12, 2019. There was an issue as to whether the committee was going to continue to exist if a new Chair wasn't voted in. Someone did step up and become the new chair and also a new secretary was voted in, so the organization will continue to operate. Warwick Township has pulled out of the Northern Federation committee. Northern Federation right now, and has been for the last year or so, is basically an informational discussion forum, they are not working on any specific plans at this time. At this past meeting they had a speaker from French & Pickering Creeks Conservation Trust who spoke about how to protect Township owned land and how to keep the Township from selling it at a later date. The next meeting will focus on agriculture. The Northern Federation meets quarterly.

Historical Commission Update

Mr. Tietjen said the Historical Commission is looking for volunteers for the Fricks Locks Tours.

Pottstown Metropolitan Regional Planning Committee

There was a lecture on the goal of having 100% renewable power by 2050 and to get rid of all fossil fueled power plants and everything runs on electric.

ADJOURNMENT

Mrs. Alexis moved to adjourn the meeting at 9:19 pm. Mr. Tietjen seconded the motion. The motion carried with a 5-0-0 vote.

Respectfully submitted,

Susan Kutsch
Secretary